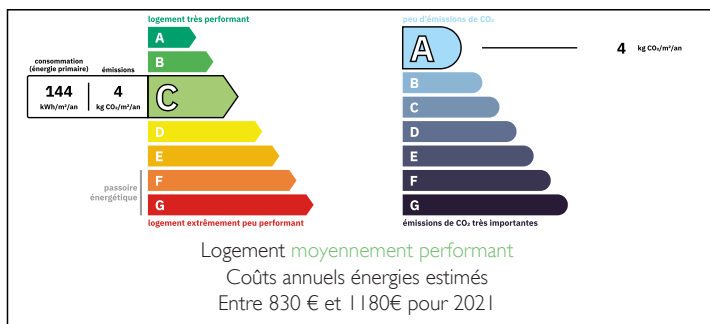


Idyllic Estate with 3 Houses, Swimming Pools, and Panoramic Views



ENERGY - DPE



INFORMATION

Town:	Meillard
Department:	Allier
Bed:	10
Bath:	3
Floor:	364 m2
Plot Size:	62174 m2

IN BRIEF

Exceptional small domain comprising three houses, all with swimming pools, set on 6.2 hectares of land with panoramic vistas. Perfect for seasonal rentals (gîtes) or as a multi-family residence, the property includes:

Main house (183 m2) with a veranda, fully fitted kitchen, spacious living room, four bedrooms, and a built-in swimming pool.

House 2 (78 m2) featuring a cozy living room, open-plan kitchen, two bedrooms, and an above-ground pool.

House 3 (103 m2) with a comfortable living area, four bedrooms, and an above-ground pool.

Additionally, a large barn, garages, jeu de boule field, greenhouse, henhouse, and pond enrich the estate.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled amidst 6.2 hectares of picturesque landscape, this stunning small estate comprises three beautifully appointed houses, each with its own swimming pool, alongside various outbuildings including a spacious barn, garages, and charming amenities such as a jeu de boule field, greenhouse, henhouse, and a serene pond.

The main house, boasting 183 m2 of living space, features a welcoming veranda, a fully equipped kitchen, a spacious living room with a wood stove, and French doors opening onto a terrace. Upstairs, there are four bedrooms and a bathroom. A highlight is the 5 x 10 m in-ground swimming pool, ideal for enjoying the tranquil surroundings.

House 2, renovated in 2019, offers 78 m2 of living space with a cozy living room warmed by a wood stove, an open-plan kitchen, a bedroom, and a bathroom. A mezzanine serves as additional sleeping space, while an above-ground pool and covered terrace enhance outdoor living.

House 3, completely renovated in 2022 with a new roof, spans 103 m2 and features a spacious living room with a wood stove, an open-plan kitchen, four bedrooms, and a bathroom. Like the others, it includes an above-ground pool and a covered terrace.

This idyllic property is located in the commune of Meillard, a peaceful commune close to Châtel de Neuve, known for its historical charm and amenities. Just 15 km away lies Saint Pourçain sur Sioule, renowned for its vineyards and wine production, offering residents and visitors alike a delightful mix of cultural attractions and outdoor activities in...